

# For Sale

Specialty Property

3663 N. Hwy. 94  
St. Charles, MO 63301



- 7.05 acres for Sale
- 1,600 SF house, warehouse, and other out buildings located on property
- Across from the new Orchard Farm High School and new Middle School that is currently under construction
- Ideal for contractor or landscaper
- Zoned C-2 General Commercial (C)
- New housing developments by TR Hughes, McBride & Son, Fischer & Fritchel, and NT Builders
- Seconds from New Town, St. Charles County's largest residential development
- Currently an operating orchard. Property includes house, barn and hoop house.
- **Reduced Sale Price:** \$1,200,000.00

**Danny Wapelhorst**

Vice President

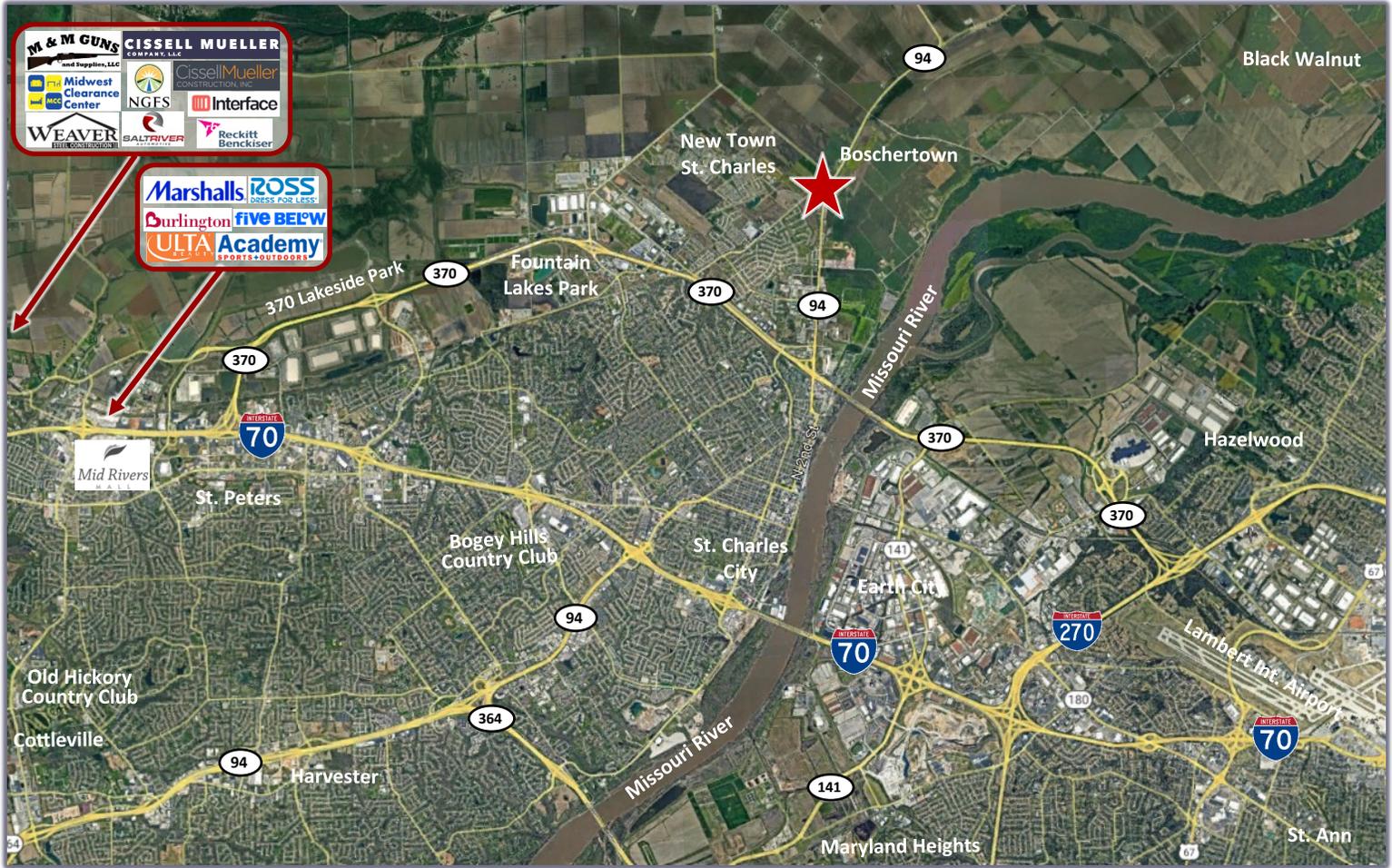
Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



**CISSELL MUELLER**  
COMPANY, L.L.C.

3663 N. Hwy. 94  
St. Charles, MO 63301



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
14962	Hwy B SW	4,305	2015	0.02 mi
State Hwy 94	Hwy B SW	3,794	2022	0.02 mi
10147	Boschertown Rd SE	745	2015	0.33 mi
Hwy B	Boschertown Rd SE	814	2022	0.33 mi
State Hwy 94	Hwy B NE	4,510	2022	0.46 mi
10169	Hwy B NE	4,123	2015	0.46 mi
Boschertown Rd	Island Harbor Dr SW	955	2022	0.51 mi
10238	Island Harbor Dr SW	882	2015	0.51 mi
Blase Station Rd	Kings Hwy SE	511	2022	0.59 mi
13636	Kings Hwy SE	297	2015	0.59 mi

**Danny Wapelhorst**

*Vice President*

Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



**CISELL MUELLER**  
COMPANY, L.L.C.